

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**March 15, 2005**

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, March 15, 2005, at 8:30 a.m. at the Charles Hayes Family Investment Center, 4859 South Wabash, Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Michael Ivers Martin Nesbitt Carlos Ponce Mary Wiggins
Absent:	Earnest Gates Lori Healey Sandra Young

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer, then presented his monthly report. Per Mr. Peterson, it's always an honor to open the Board meetings with a few words about the current status of projects that are changing the lives of CHA residents. Mr. Peterson then continued by highlighting the housing choice voucher program that affect 15,000 landlords and approximately 36,000 families. Per Mr. Peterson, the mission of the CHA and the Mayor of Chicago is to make public housing residents a part of the fabric of the city, to end their isolation and to help them share in all the benefits of life the City of Chicago has to offer. According to Mr. Peterson landlords, as well as CHA residents, will be held accountable for paying their bills and being good citizens. Landlords are expected to take care of any outstanding violations and meet certain standards of safety and cleanliness if they are going to participate in the housing choice voucher programs. Mr. Peterson concluded his report by requesting the support of the residents, and public at large, in affirming CHA's efforts to monitor and enhance the quality of housing for all CHA residents. Per Mr. Peterson, this is just one small effort in a much broader commitment to help improve living conditions for our residents.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to

discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced the Resolutions discussed in Executive Session. Commissioner Nesbit then presented a Motion to approve Executive Session Items 1 thru 3.

**(Executive Session Item 1)**

**RESOLUTION NO. 2005-CHA-26**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 2, 2005 requesting that the Board of Commissioners approves the Personnel Actions Reports for February 2005.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the Personnel Actions Reports for February 2005

**(Executive Session Item 2)**

**RESOLUTION NO. 2005-CHA-27**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated February 25, 2005 requesting authorization to enter into a settlement agreement in the matter of Maria Berry, a minor, by and through her mother Maxine Berry vs. Chicago Housing Authority, 02 L 15005 and pay a settlement amount of \$200,000.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the General Counsel, or her designee, to enter into the settlement agreement in the matter of Maria Berry, a minor, by and through her mother Maxine Berry vs. Chicago Housing Authority, 02 L 15005, and pay a settlement amount of \$200,000

**(Executive Session Item 3)**

**RESOLUTION NO. 2005-CHA-28**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated February 25, 2005 requesting authorization to enter into a settlement agreement in the amount of \$200,000 in the matter Jason Henderson & Associates v. CHA, 96 L 12337.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the General Counsel, or her designee, to enter into a settlement agreement in the amount of \$200,000 in the case of Jason Henderson & Associates v. CHA, 96 L 12337

The Motion to adopt Executive Session Items 1 thru 3 was seconded by Commissioner Ponce and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Michael Ivers Martin Nesbitt Carlos Ponce Mary Wiggins
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Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Nesbitt, Chairperson of Finance & Audit Committee then presented the monthly report. Per Commissioner Nesbitt, the Finance & Audit Committee held its regularly scheduled meeting on Wednesday, March 9, 2005, at approximately 1:00 p.m. at the 626 Corporate Office.

The Chief Financial Officer presented the Committee with the Treasury and Cash Flow Report as of February 28, 2005.

Commissioner Nesbitt then introduced an Omnibus Motion for the adoption of Resolutions for Items A1 through A4 discussed, voted and recommended for Board approval by the Finance & Audit Committee.

**(Item A1)**

The resolution for Item A1 approves reconciliation of the Private Managers Insurance Program for the period of April 1, 2003 thru March 31, 2004. During the renewal process for this program and based on industry practice and the manner in which payroll was calculated, it was determined that Ace is due \$130,669. This figure is less than the audited amount initially requested by ACE. ACE has agreed to settle the policy year premium with the additional payment of \$130,669. To minimize such differences between estimated payroll and actual payroll in the future, calculations will be reviewed by both Property Accounting and Risk Management. Additionally, an annual review of the PMIP payroll will entail Private Management Companies and Resident Management Corporations reporting such information timely. The Risk Management Section will take the responsibility for the accuracy of the numbers and will provide the information to the broker.

**RESOLUTION NO. 2005-CHA-29**

**WHEREAS**, The Board of Commissioners has reviewed the Board Letter dated March 9, 2005 entitled "Authorization to Reconcile the Private Managers Insurance Program (PMIP) Workers Compensation Audit from ACE American Insurance Company for the policy period April 1, 2003 to April 1, 2004";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to allow the reconciliation the Private Managers Insurance Program (PMIP) workers compensation audit from Ace American Insurance Company for the policy period April 1, 2003 to March 31, 2004 through its broker of record, Mesirow Insurance Services, Inc., for a total amount not-to-exceed \$130,669.

**(Item A2)**

In 2003, the Board awarded a 2-year contract to Mesirow as Administrator of the Private Managers Insurance Program (PMIP). As the Broker of Record, Mesirow has been granted the authority to competitively solicit bids for insurance coverage on behalf of CHA. The PMIP ensures that Private Management Companies and Resident Management Corporations (RMCs) have the necessary insurance coverage contractually required by CHA. All costs associated with the program are deducted from the participating Private Management Companies' and RMCs' operating budget. In January 2005, bid packets were released to prospective insurance carriers and packets were also forwarded directly to 8 Property/Casualty markets, 10 Workers Compensation markets, 4 Crime markets and the Housing Authority Risk Retention Group. Packets were also forwarded to 1 wholesaler broker who approached 5 Excess and Surplus markets. Excess and Surplus Lines Carriers can only be approached through intermediaries. In addition to the direct solicitations, an advertisement was placed in the Chicago Tribune on December 20<sup>th</sup> and 27th. Although the solicitation process was aggressive, bids were only received from the incumbent carriers. Accordingly, the resolution for Item A2 approves award of contract to AIG for the administration of the Private Managers Insurance Program.

**RESOLUTION NO. 2005-CHA-30**

**WHEREAS**, The Board of Commissioners has reviewed Board Letter dated March 9, 2005 entitled "Authorization to enter into contracts with American International Group (AIG), ACE/USA and Great American Insurance Corporation for the Private

Managers Insurance Program's Liability, Workers Compensation and Commercial Crime Coverages".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with American International Group for General, Auto and Excess Liability Coverages, ACE/USA for Workers Compensation and Great American Insurance Corporation for Commercial Crime Coverage in an aggregate amount not-to-exceed \$2,209,176 for the period April 1, 2005 through March 31, 2006

**(Item A3)**

Windows of Opportunity, Inc., (an Illinois not-for-profit Corporation with 501(C)3 status) was founded in 1989 as a means to address the "human side of public housing." The purpose of Windows of Opportunity, Inc. is to facilitate ongoing communication between CHA residents and business, cultural, social, educational and philanthropic organizations and communities. Windows of Opportunity, Inc. serves as a fiscal administrator for grants and funds received from public, private, and corporate funds for the CHA. The resolution for Item A3 approves award of contract to Windows. This award will allow Windows of Opportunity, Inc. to continue performing the following services for the Chicago Housing Authority: (1) raise funds for new and ongoing resident initiatives; (2) serve as fiscal sponsor to local/community based organizations that serve CHA communities and residents, (3) as requested by the CHA, serve as fiscal administrator to the CHA, receiving grants or contributions whose acceptance requires non-profit or not-for-profit status; (4) form and maintain partnerships/linkages with outside community groups, service providers, and funding sources; and (5) work closely with CHA staff and residents to identify gaps in services and seek resources to fill those gaps.

**RESOLUTION NO. 2005 – CHA -31**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 9, 2005, entitled "Authorization to enter a Contract with Windows of Opportunity, Inc." and concurs with the recommendations therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Windows of Opportunity, Inc.; in an amount not-to-exceed \$115,898.00 annually for a base two (2) year agreement with three (3) one-year options to extend, subject to Board approval.

**(Item A4)**

The resolution for Item A4 approves Amendment to the Annual Contributions Contract C-1014 for Project Nos. IL06P002167, 169, 170, 171 and 172. The purpose of this amendment is to transfer loan funds from Projects IL06P002171 and 172 to IL06P002167, 169 and 170 and to eliminate Project 171 and 2 units from the ACC.

**RESOLUTION NO. 2005-CHA-32**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated March 15, 2005 entitled Recommendation to Execute Amendment to the Chicago Housing Authority's Annual Contributions Contract C-1014 for Project Nos. IL06P002167, 169, 170, 171 and 172.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Chicago Housing Authority shall enter into Amendment modifying the terms of the Annual Contributions Contract C-1014 with U.S. Department of Housing and Urban Development to transfer loan funds from Projects IL06P002171 and 172 to IL06P002167, 169 and 170 and to eliminate Project 171. The Chief Executive Officer, or his designee, is hereby authorized and directed to execute such Amendment to the Annual Contributions Contract C-1014 in quintuplicate and the Custodian and Keeper of Records is authorized and directed to attest and

impress the official seal of the Chicago Housing Authority on each such counterpart. The aforesaid Amendment shall be substantially in the attached form.

The Omnibus Motion to adopt resolutions for Items A1 through A4 was seconded by Commissioner Amey and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Michael Ivers Martin Nesbitt Carlos Ponce Mary Wiggins
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

In the absence of Commissioner Gates, Chairperson of the Operations & Facility Committee, Commissioner Nesbitt then presented the monthly report. Per Commissioner Nesbitt, the Operations & Facility Committee held its regularly scheduled meeting on Wednesday, March 9, 2005, at approximately 1:30 p.m. at the 626 Corporate Office. There were no presentations to come before the Committee.

Commissioner Nesbitt then introduced an Omnibus Motion for adoption of resolutions for Items B1 through B4, discussed, voted and recommended for Board approval by the Operations Committee.

**(Item B1)**

As part of the Capital Improvement Program for Seniors (“CIP”), Contract Number 0423 was executed between the CHA and G. F. Structures Corporation for general rehabilitation of the Midwest Terrace Apartments Senior Housing at 150 S. Campbell Avenue (IL2-043). The rehabilitation work commenced in October, 2003. Contract Modification No. G-12 to Contract No. 0423 provides for additional labor and materials related to the furnishing and installation of new fire-safing in the voids, in the sanitary risers and other floor openings for floors 1 through 14. The Contractor will also remove and replace unsuitable foundation soils and backfill with suitable fill material at the trash enclosure. In addition, the Contractor will relocate the existing telephone service affected by the relocation of walls in Units 205, 206, 306 and 406, which have been reconfigured as ADA units. Finally, the Contractor will remove and replace the damaged kitchen riser and express piping in Room 107A. Accordingly, the resolution for Item B1 approves contract modification for G.F. Structures.

**RESOLUTION NO. 2005-CHA-33**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated March 9, 2005 entitled “AUTHORIZATION TO EXECUTE MODIFICATION NO. G-12 TO CONTRACT NO. 0423 WITH G. F. STRUCTURES CORPORATION FOR ADDITIONAL WORK RELATED TO THE GENERAL REHABILITATION AT MIDWEST TERRACE APARTMENTS (IL2-043)”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification Number G-12 to Contract No. 0423 with G. F. Structures in the amount of \$171,755.24 for additional necessary repairs at Midwest Terrace Apartments, 150 S. Campbell Avenue, Senior Housing building. The new total contract amount of Contract No. 0423 is \$8,310,576.80. The date for completion of the general rehabilitation at Midwest Terrace Apartments is not extended

**(Item B2)**

The resolution for Item B2 approves ratification of a contract award to Consoer Townsend Envirodyne Engineers, Inc. (CTE). CTE will provide Prime Design Consultant (PDC) services exclusively at the Britton Budd Apartments (IL2-048) planned for rehabilitation under the Plan for Transformation. In the Fall of FY2004 the CHA determined that it could obtain financing through the Federal Housing Administration (FHA) for the rehabilitation work, and that the modernization of Britton Budd Apartments could be continued using this type of funding. CTE is already the Architect of Record (AOR) for Britton Budd, and has also been involved with the Historic preservation efforts at this property. Among the requirements for the additional FHA financing sought by the CHA is that the PDC contract be issued in the AIA format. In addition, for FHA reimbursement purposes, the fees for CTE's services as the PDC at Britton Budd need to be kept separate from any other fees they are earning from the CHA. In order to meet these requirements, the CHA will execute a new contract with CTE using the AIA format with a fee in the amount of the additional funding to perform the remaining phases of the work. This new contract will cover completing the design and construction drawings, providing construction oversight and participating with the CHA in the FHA financing process.

**RESOLUTION NO. 2005-CHA-34**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated March 9, 2005 entitled "RATIFICATION OF CONTRACT WITH CONSOER TOWNSEND ENVIRODYNE ENGINEERS, INC. FOR THE PROVISION OF PRIME DESIGN CONSULTANT SERVICES AT BRITTON BUDD APARTMENTS (IL2 – 048)";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners ratifies a contract with Consoer Townsend Envirodyne Engineers, Inc. for the provision of Prime Design Consultant services at Britton Budd Apartments, 501 West Surf (IL2-048). Britton Budd Apartments is a Senior housing development. The contract value will be \$1,140,922.00. The contract shall take effect on the date of the Notice to Proceed, and will cover the costs of completing the design and construction drawings, providing construction oversight, and participating with the CHA in the FHA financing process as needed by the CHA.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

**(Item B3)**

The development team of LR ABLA LLC and its affiliates were selected to be the developer for the redevelopment of the CHA's ABLA Site pursuant to a June 2002 Request for Proposals issued by the Habitat Company, LLC ("Habitat"). In May 2003, the Board approved entering into a Master Development Agreement with LR ABLA LLC. Pursuant to the Redevelopment Agreement, CHA is required to fund the cost of site remediation for pre-existing conditions on the entire development site (other than costs the Developer would have incurred in any event), subject to certain rights to terminate for infeasibility. The estimated remediation cost for the For-Sale development is \$6,200,000.00; CHA's contractual responsibility to remediate foreseen and unforeseen environmental conditions is capped at 200% of this estimated total cost. Site preparation has begun in order to begin the development activities for this redevelopment. Coordination meetings have taken with various agencies both public and private that will take part in the construction activities on the site. The City of Chicago Infrastructure Departments are conducting the underground utility work that is required to service the new units to be constructed on the site. The various private utility companies including Commonwealth Edison, Peoples Gas and SBC Ameritech have been involved with the engineering of the new facilities that will service the residents of the new units. The City of Chicago Department of Environment ("DOE"), through the Intergovernmental Agreement executed in June 2001, has been acting as the responsible entity for the environmental issues relating to CHA redevelopment activities. All of the necessary environmental reports and studies have been completed and the prerequisite approvals obtained. HUD has indicated that since a competitive process was engaged to procure the ABLA Redevelopment Team as identified in the Plan approved by HUD, and since the engineered barrier approach to remediation involves construction elements to be performed post-

closing, there is justification to enter into this contract with LR ABLA LLC. Various benefits to the project will be realized by entering into a contract for remediation activities with LR ABLA LLC. The benefits namely are: (1) continuity of schedule; (2) continuity of activity; and (3) economy of scale. Accordingly, the resolution for Item B3 approves award of environmental contract with LR ABLA, LLC.

**RESOLUTION NO. 2005-CHA-35**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated, March 15, 2005, "AUTHORIZATION TO ENTER INTO A CONTRACT WITH LR ABLA LLC FOR ENVIRONMENTAL REMEDIATION ACTIVITIES AT THE ABLA "ROOSEVELT SQUARE" PHASE I FOR-SALE DEVELOPMENT SITE".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with LR ABLA LLC for environmental remediation activities at the ABLA "Roosevelt Square" Phase I For-Sale Development site for a total amount not to exceed \$6,200,000.00. This figure represents 200% of the estimated remediation costs on the ABLA Phase I For-Sale Redevelopment Site. The term of the LR ABLA LLC contract shall be the earlier of: the receipt of a "No Further Remediation" letter from the Illinois Environmental Protection Agency with regard to the ABLA Phase I For-Sale Redevelopment Site, or two years, subject to a one year extension if approved by HUD

**(Item B4)**

In January 2004, the City of Chicago filed a demolition complaint against a CHA-owned scattered site building located at 5557 W. Congress Blvd. In the complaint, the City alleged that the building contained numerous dangerous and hazardous conditions and also alleged that the building had, at a minimum, 24% deterioration. Due to the building's deteriorating condition, it has been determined that the architectural and rehabilitation cost needed to make the building viable for habitation exceeds the total development costs ("TDC") allowed by HUD for this type of structure. As a result of no visible rehabilitation work being performed or any construction permit application on file with the City for commencing rehabilitation work on the subject building, the City succeeded in obtaining a demolition court order. In September 2004, a private developer via T.J. Wordlaw Realty, contacted CHA and expressed an interest in acquiring the subject building. The private developer is desirous of acquiring and rehabilitating the building and has indicated a commitment to make at least one (1) unit in the building available to public housing eligible tenants through the Section 8 Housing Choice Voucher Program. As part of the disposition process, the CHA notified the Local Advisory Council ("LAC") President and has consulted with the residents for this area. The LAC President has expressed her support of the disposition. Accordingly, the resolution for Item B4 approves submission of a Disposition Application to HUD.

**RESOLUTION NO. 2005-CHA-36**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated March 15, 2005 entitled "Request for Authorization to Submit a Disposition Application to the U. S. Department of Housing and Urban Development ("HUD") for the Disposition of 5557 W. Congress Blvd. and to Sell Such Property".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to (i) submit a disposition application to HUD for the disposition of 5557 W. Congress and (ii) to sell such property for an amount of not less than \$45,000, subject to the approval of HUD. **The CHA's FY2006 Annual Plan will reflect the subject disposition.**

The Omnibus Motion to adopt resolutions for Items B1 through B4 was seconded by Commissioner Wiggins and the voting was as follows:

Ayes:                   Sharon Gist Gilliam

Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Martin Nesbitt  
Carlos Ponce  
Mary Wiggins

Nays:                  None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations Committee report was also accepted in total.

In the absence of Commissioner Young, Chairperson of Tenant Service Committee, Commissioner Harris then presented the Tenant Service Committee report. Per Commissioner Harris, the Tenant Services Committee held its regularly scheduled meeting on Wednesday, March 9, 2005, at 2:00 p.m. at the 626 Corporate Office. Due to unforeseen circumstances, the scheduled presentation on Counseling and Supportive Services provided by Changing Patterns was canceled but rescheduled to the April Committee Meeting.

Commissioner Harris then introduced an Omnibus Motion for the adoption of Resolutions for Items C1 through C4 discussed, voted and recommended for Board approval by the Tenant Services Committee.

**(Item C1)**

The resolution for Item C1 approves the Harrison Courts Tenant Selection Plan (TSP), Lease Agreement for City-State Properties and Pet Policy for City-State Properties. The TSP outlines the policies the CHA has chosen to adopt for the admissions to, selection of tenants for, and occupancy of units at Harrison Courts. To produce the Harrison Courts Tenant Selection Plan, Lease Agreement for City-State Properties, and Pet Policy for City-State Properties, the CHA identified the critical issues and topics that need to be included and addressed in these policies such as eligibility requirements, income limit, wait list management, admissions preferences, applicant screening criteria, rent, tenant and landlord obligations and restrictions, and causes for lease termination. The CHA presented the Harrison Courts Tenant Selection Plan, Lease Agreement for City-State Properties and Pet Policy for City-State Properties to CHA senior staff, department directors, and assistant directors. The Harrison Courts Tenant Selection Plan, Lease Agreement for City-State Properties, and Pet Policy for City-State Properties were released for public comment from February 1 to March 2, 2005. Notification of the public comment period was provided to current tenants and applicants of the affected properties as well as announced in newspaper ads before the commencement of the comment period.

**RESOLUTION NO. 2005-CHA-37**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated February 11, 2005, entitled "Authorization for approval of the Harrison Courts Tenant Selection Plan, Lease Agreement for City-State Properties, and Pet Policy for City-State Properties."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the Harrison Courts Tenant Selection Plan, Lease Agreement for City-State Properties, and Pet Policy for City-State Properties and authorizes the Chief Executive Officer or his designee to approve the Harrison Courts Tenant Selection Plan, Lease Agreement for City-State Properties, and Pet Policy for City-State Properties.

**(Item C2)**

In December 2003, the Board of Commissioners authorized the Contract with Employment and Employer Services (E&ES) to provide housing counseling and supportive services to families that had to relocate from their existing public housing units in 2004. Their units were in

buildings scheduled for closing due to redevelopment/rehabilitation and they were to relocate to other CHA public housing units or private-market housing using a Housing Choice Voucher. The Contract's initial term was for fourteen (14) months with four one-year options. The services to be provided included obtaining/maintaining lease compliancy, assessment, providing community tours, identifying housing and other services to assist families in meeting their housing choice. E&ES has met, and at times exceeded its contract obligations with the CHA. During the Contract's initial term, E&ES began providing relocation services to families in Cabrini Green and Cabrini Extensions and supportive social services to all current tenants of the Green Homes. Accordingly, the resolution for Item C2 approves the first year option of E&ES contract.

**RESOLUTION NO. 2005-CHA-38**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed Board letter dated March 9, 2005 entitled "Recommendation to Exercise the First Year Option of Contract No. 0453 with Employment and Employer Services for Housing and Supportive Services";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the first one (1) year extension option of Contract No. 0453 with Employment and Employer Services for housing and supportive services for the period of June 1, 2005 through May 31, 2006 and to add \$544,463.00 additional funding to the not-to-exceed contract amount. The new total not-to-exceed amount of the Contract will be \$1,635,263.00

**(Item C3)**

On April 1, 2004, the Chicago Housing Authority entered into a one-year contract with Nancy M. Bellew to assist the CHA in providing career services to CHA's HCV participants by establishing effective linkages to programs offered by CCC and employment and supportive service providers. These linkages afford participants the opportunity to move toward self-sufficiency through education and training, resulting in participants obtaining sustainable employment to support themselves and their families. On December 28, 2003, a small procurement, RFP No. 01278, was issued to three (3) consulting services vendors. In response, only one proposal was received, which was from Nancy M. Bellew. After sufficient justification was provided to the CHA's Contracting Officer, this small procurement Contract was approved on a noncompetitive basis due to inadequate competition in accordance with HUD Regulation, 24 CFR 85.36(d)(4)(i)(D). During the 12 month contract period, Ms. Bellew has demonstrated that she is uniquely qualified to assist the CHA with the development of a program to provide participants with educational programs linked to CCC and to assist linking services to transition participants to a career pathway in demand driven industries. Accordingly, the resolution for Item C3 approves a one-year extension option with Nancy Bellew.

**RESOLUTION NO. 2005-CHA-39**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed Board letter dated March 9, 2005 entitled "RECOMMENDATION TO EXERCISE THE FIRST YEAR OPTION OF CONTRACT NO. 0581 WITH NANCY BELLEW TO ASSIST THE CHA WITH FOR PROVIDING LINKAGES TO EDUCATIONAL AND CAREER SERVICES PUBLIC HOUSING RELOCATEES AND FOR HOUSING CHOICE VOUCHER PARTICIPANTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the one (1) year option of Contract No. 0581 with Nancy M. Bellew ("Contract") for the period of April 1, 2005 through March 31, 2006 for an amount not-to-exceed \$95,660.00 to assist the CHA with: i.) providing career services for public housing relocatees and Housing Choice Voucher ("HCV") participants by establishing effective linkages to City Colleges of Chicago and employment and supportive service providers; and ii.) implementing programs for

public housing relocatees and HCV participants to assist them in obtaining sustainable employment to support themselves and their families. The new total not-to-exceed amount of the Contract will be \$187,910.00.

**(Item C4)**

In October 1999, the Board of Commissioners authorized a contract with the Holsten Management Corporation for the private management and operation of Hilliard Center. Final board authorization for Phase I development was approved by the CHA Board of Commissioners on June 20, 2002 and authorization for Phase II was authorized on September 20, 2004. During Phase I, Holsten's Human Capital division provided relocation and supportive services to then current residents. They also provided case management and supportive services to those CHA residents interested in qualifying for admission into the newly completed Phase I of Hilliard Homes. The services were funded out of the construction budget for Phase I and continued to be funded out of a pre-construction loan in the interim prior to closing Phase II. The services included assessment, service planning, obtaining/maintaining lease compliancy, providing building tours, job development, identifying other services to assist families in meeting their housing choice and mounting community integration events and activities. Holsten has met its contract obligations with the CHA and has demonstrated outcomes of its work with residents. In Phase II, the funding and oversight of the supportive services will shift to Resident Services. Holsten will continue to provide case management and supportive services and community integration activities for Phase I residents and provide outreach, case management, assessment and support services to new and potential residents for Phase II. Accordingly, the resolution for Item C4 approves contract award to Holsten Management for supportive services to the Hilliard community.

**RESOLUTION NO. 2005-CHA-40**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated March 9, 2005 entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH HOLSTEN MANAGEMENT CORPORATION TO PROVIDE SUPPORTIVE SERVICES TO THE HILLIARD COMMUNITY";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Holsten Management Corporation ("Contract") to provide supportive services to CHA residents in the amount not-to-exceed \$800,000.00.

The Omnibus Motion to adopt resolutions for Items C1 through C4 was seconded by Commissioner Amey and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Michael Ivers Martin Nesbitt Carlos Ponce Mary Wiggins
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations Committee report was also accepted in total.

Commissioner Ivers then introduced a Motion for the adoption of the Resolutions for Walk-On Item 1.

**(Walk-On Item No. 1)**

Pursuant to federal regulations, the Chicago Housing Authority (“CHA”) is required to maintain an Administrative Plan for Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs (“Administrative Plan”) that outlines the rules and procedures necessary to administer voucher programs. The Administrative Plan is used by the program administrator, CHAC, Inc., to ensure proper administration of voucher programs according to policies established by the Board of Commissioners. The CHA adopted the current Administrative Plan at its December 21, 2004 Board meeting. The Resolution for Walk-On Item 1 approves amendment of the Administrative Plan to provide greater protection for families who participate in voucher programs. Specifically, the amendments broaden CHAC, Inc.’s ability to preclude or terminate a landlord’s participation in voucher programs where the landlord fails to comply with local or state housing codes or federal housing quality standards; is delinquent in paying state or local real estate taxes, fines or assessments; engages in wrong doing in connection with federal housing programs; or violates the Housing Assistance Payment contract.

**RESOLUTION NO. 2005- CHA - 41**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated March 9, 2005, entitled "Approval of Amendment of the Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs,"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners repeals and rescinds any and all previously adopted administrative plans and resolutions related to the approval of such plans,

**THAT** the Board of Commissioners adopts the Amended Chicago Housing Authority Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs dated March 9, 2005 attached hereto as Exhibit A in the form as attached,

**THAT** the Chief Executive Officer, or his designee, is hereby authorized to approve and incorporate final changes to the Administrative Plan including, but not limited to, changes based upon HUD requirements, and

**THAT** the revised Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs dated March 9, 2005 shall be effective March 15, 2005.

The Motion to adopt resolution for Walk-On Item 1 was seconded by Commissioner Nesbitt and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Martin Nesbitt  
Carlos Ponce  
Mary Wiggins

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam  
Chairperson

S/B: Lee Gill, Custodian and  
Keeper of Records